City of Yonkers, NY
Department of Planning and
Development

### Tonight's Agenda

- What was done before the last public meeting;
- What's been done since the last public meeting;
- What will be done do, with your participation, after tonight.

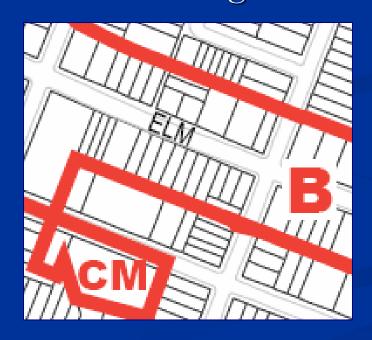
What was done before the last public meeting

**Documented Existing Conditions** 

Land Use



# Documented Existing Conditions Zoning



# <u>Documented Existing Conditions</u> Staff Interviews, Photographs







What's been done since the last public meeting?

### Additional Documentation of Existing Conditions

- Field Surveys
- Building Safety and Code Violations
  - Police and Fire Department Data
    - Current Conditions Analysis

### Tonight's Focus

- Discuss a Vision Statement
- Describe Elements of the Neighborhood Master Plan
  - Describe Next Steps

• <u>Discuss a Vision Statement</u>

## (See The Handout:)

#### Nodine Hill Vision Statement

City of Yonkers Neighborhood Master Plan

Nodine Hill has great potential to be a desirable place to live and work. The community's two biggest assets - its residents and its location have served it well in the past, but lately it has experienced detericration



of road, sidewalk and other public facilities, as well as disinvestment and neglect of some of its private properties. But these assets can be leveraged in a careful effort to improve conditions and to better link its future to the energy and renaissance of the City as a whole.

The City of Youkers acknowledges Nodine Hill's decline in conditions and desirability in neent decades. Having initially focused on cataloging the community's deficits, the City now proposes to address these deficits through a Neighborhood Master Plan in order to improve the community for its residents and for Youkers as a whole.

The City's remarkable return to vibrancy – most notably in its waterfront and downtown, but in its neighborchoods as well – can also benefit Nodine Hall. The extensive menewal activities in the Ravine and Aubburton Avenue conidors, and comprehensive redevelopment projects between Cetty Square and Nepperhan Avenue, present an opportunity to support efforts to upgrade conditions in Nodine Hill as well. The City, therefore, is proposing this Muster Plan with concrete actions under a defined timeline to restore the community's vitality.

Nodine Hill's resources of moderately-priced housing, proximity to transit and major regional roads, views toward the Hudson River and the Paliasdes beyond, and its principally low-rise residential scale are valuable strengths for its residents. The existing housing stock's moderate density, the neighborhood's mixed-uses of housing and streetfront commercial, and its convenient access to center-city Yonkers are assets that the Master Plan recommends are to be maintained and surcounds.

• Describe Elements of the Neighborhood Master Plan

Preliminary Action Plan:

- 1. Housing Stock
  - A. Eliminate Deterioration
  - B. Rehabilitate Existing Buildings
  - C. Identify Housing Opportunities

- <u>Describe Elements of the Neighborhood Master Plan</u>
  (Continued)
- 2. Infrastructure
  - A. Roads
  - B. Water and Sewer Facilities
  - C. Parking Facilities
  - D. Traffic

## <u>Describe Elements of the Neighborhood Master Plan</u> (Continued)

- 3. Residential Environment
  - A. Pedestrian Environment
  - B. Recreational Areas
  - C. Aesthetics/ Lot and Yard Clean-up
  - D. Lighting

• <u>Describe Elements of the Neighborhood Master Plan</u>
(Continued)

### 4. Services

- A. Fire Protection
- B. Crime Prevention
- C. Human Services

• <u>Describe Elements of the Neighborhood Master Plan</u>
(Continued)

### 5. Economic Base

- A. Upgrade Retail Sector
- B. Maintain neighborhood job base
- C. Create Linkages to the Proposed Downtown Redevelopment

### Next Steps

- 1. Detail the Action Plan Elements
- 2. Prepare an Urban Renewal Plan
- 3. Prepare State-required Generic EIS

(Opportunity for Public Discussion and Comment)

## Nodine Hill Neighborhood Master Plan